



**CITY OF PLATTSBURGH
PLANNING BOARD**

James A. Abdallah, Chairman
Abby Meuser-Herr
Tom Cosgro
Carlie Leary
Curt Gervich

Joe Rotella (Alt.)
Vacant (Alt.)

Emily Reinhardt, Planner Tech
Barbara Brister, Sr. Account Clerk

Planning Board Minutes

Monday, March 23, 2026; 6:00 PM
(Work Session at 5:30pm)

Common Council Chambers
41 City Hall Place
Plattsburgh, NY 12901

Optional Zoom Link for Public: <https://zoom.us/j/98044675140>

Zoom Phone Number: 1-646-558-8656

Zoom Meeting ID: 980 4467 5140

Live Stream: This meeting will be streamed live to the City of Plattsburgh's Youtube Channel at:
<https://www.youtube.com/channel/UC7H36PiuYNJJkZpczbLvCbw>

Please note: applications are accepted on a rolling basis until the final deadline. Agenda placement is determined based on the timing of submission. If an applicant returns for a second review of their application, it will be on the agenda as old business and will be addressed prior to new business.

Call to Order
Pledge of Allegiance

Roll Call: James A. Abdallah (Chair), Abby Meuser-Herr, Tom Cosgro, Carlie Leary, Curt Gervich

Staff Present: Emily Reinhardt (Planner Tech),

Excused:

Motion to Accept Meeting Minutes from February 23rd, 2026 Meeting

Moved by: Abby Meuser-Herr

Seconded by: Tom Cosgro

Discussion:

Roll Call: James Abdallah ☐ Abby Meuser-Herr ☐ Tom Cosgro ☐ Carlie Leary ☐ Curt Gervich ☐

Action Taken: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled ☐

1. PB# 26-01 HSR

Project Name: 24 US Oval, Walkway and Canopy

Owner/Applicant: Hunter Conroy Oval Development LLC

Plan Preparer: Aaron Ovios RMS

Location: 24 US Oval (Plattsburgh City Court)

Tax Map Parcel: 221.12-2-9.1

Zone Designation: RC-2 (Rec and related uses)

Historic District: US Oval Historic District

Project Description: The applicant has requested a Historic Site Plan Review to construct a new sidewalk with a canopy structure over top leading from the existing rear parking area to the back building entrance.

A. Motion to Accept SEQRA Classification (Resolution 26-01 A)

Moved by: Carlie Leary Seconded by: Tom Cosgro

Discussion:

Roll Call: James Abdallah ☐ Abby Meuser-Herr ☐ Tom Cosgro ☐ Carlie Leary ☐ Curt Gervich ☐

Action Taken: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled ☐

B. Public Hearing — no additional members of the public were present online, or in person.

C. Motion to accept Resolution 26-01 B with the following conditions:

1. The proposed structural steel will be colored to match the existing fire escape (brown) that is attached to the building.
2. The roof of the proposed canopy is matching in color to the existing roof color of the overhang above the rear steps.

Moved by: Tom Cosgro Seconded by: Abby Mueser-Herr

Discussion:

Aaron Ovios stated that the Board is seeing the application again tonight because the SHPO response had not been received ahead of the previous meeting.

Abby Mueser-Herr stated that the Board had been discussing the color of the proposed steel structure to match the existing fire escape staircase on the side of the building during the pre meeting.

Tom Cosgro stated that the Board's previous conversation was regarding concern for keeping the character of the Oval intact.

Abby Mueser-Herr stated that the idea behind the colors of the new structure is to have it blend in as much as possible with its surroundings.

Roll Call: James Abdallah ☐ Abby Meuser-Herr ☐ Tom Cosgro ☐ Carlie Leary ☐ Curt Gervich ☐

Action Taken: Adopted ☐ Defeated ☐ Withdrawn ☐ Tabled ☐

Motion to Adjourn Meeting at 6:13pm

Moved by: Curt Gervich

Seconded by: All in favor